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**CENSUS BUREAU REPORTS ON RESIDENTIAL VACANCIES AND
HOMEOWNERSHIP**

National vacancy rates in the fourth quarter 2001 were 8.8 percent in rental housing and 1.8 percent in homeowner housing, the Department of Commerce's Census Bureau announced today. The Census Bureau said that both the rental and homeowner vacancy rates increased from the corresponding rates last year. However, neither the rental vacancy rate nor the homeowner vacancy rate was significantly different from last quarter.

Table 1. Rental and Homeowner Vacancy Rates for the United States: 1983 to 2001 (in percent)

	Rental vacancy rate				Homeowner vacancy rate			
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
2001....	8.2	8.3	8.4	↓ 8.8	1.5	1.8	1.9	↓ 1.8
2000....	7.9	8.0	8.2	7.8	1.6	1.5	1.6	1.6
1999....	8.2	8.1	8.2	7.9	1.8	1.6	1.6	1.6
1998....	7.7	8.0	8.2	7.8	1.7	1.7	1.7	1.8
1997....	7.5	7.9	7.9	7.7	1.7	1.6	1.5	1.7
1996....	7.9	7.8	8.0	7.7	1.6	1.5	1.7	1.7
1995....	7.4	7.7	7.7	7.7	1.5	1.6	1.5	1.6
1994....	7.5	7.4	7.2	7.4	1.4	1.4	1.4	1.6
1993 ^r	7.8	7.6	7.0	6.9	1.4	1.4	1.4	1.4
1993....	7.9	7.6	7.1	6.9	1.4	1.4	1.4	1.4
1992....	7.4	7.7	7.3	7.1	1.5	1.6	1.6	1.5
1991....	7.5	7.3	7.6	7.3	1.7	1.8	1.8	1.6
1990....	7.5	7.0	7.2	7.2	1.7	1.7	1.7	1.7
1989 ^r	7.5	7.4	7.6	7.1	1.7	1.7	1.9	1.8
1989....	7.3	7.3	7.3	6.8	1.5	1.6	1.8	1.6
1988....	8.0	7.7	7.8	7.3	1.6	1.6	1.6	1.6
1987....	7.4	7.5	8.1	7.8	1.7	1.7	1.7	1.6
1986....	6.9	7.3	7.5	7.7	1.5	1.7	1.6	1.6
1985....	6.3	6.2	6.8	6.7	1.8	1.9	1.8	1.6
1984....	5.6	5.5	6.0	6.3	1.6	1.7	1.7	1.7
1983....	5.7	5.5	5.8	5.5	1.4	1.5	1.6	1.6

^rRevised.

For rental housing, the vacancy rate was highest outside Metropolitan Areas (MAs), 10.5 percent, and lowest in the suburbs, 7.8 percent. The rental vacancy rate in central cities, 9.0 percent, was higher than last year, while other area rates did not change significantly.

The homeowner vacancy rate was lowest in the suburbs, 1.6 percent. Only the homeowner vacancy rate in the suburbs, 1.6 percent, was higher than last year, while rates in other areas did not change significantly.

Among regions, the rental vacancy rate was highest in the South, 11.5 percent, and lowest in the Northeast, 5.4 percent. The Midwest, 10.3 percent, and the West, 6.6 percent, were higher than the corresponding rates last year, while other regions were not significantly different.

The Northeast, 1.2 percent, had the lowest homeowner vacancy rate and the South, 2.2 percent, had the highest. The homeowner vacancy rate in the Midwest, 1.7 percent, was higher than last year, while rates in other regions did not change significantly during the same time period.

**Table 2. Rental and Homeowner Vacancy Rates by Area:
Fourth Quarter 2001 and 2000 (in percent)**

Area	Rental vacancy rates				Homeowner vacancy rates			
	Fourth Quarter 2001	Fourth Quarter 2000	Standard error on 2001 rate	Standard error on difference	Fourth Quarter 2001	Fourth Quarter 2000	Standard error on 2001 rate	Standard error on difference
United States.....	8.8	7.8	0.2	0.3	1.8	1.6	0.1	0.1
Inside MAs.....	8.4	7.5	0.2	0.3	1.7	1.5	0.1	0.1
In central cities	9.0	7.9	0.3	0.4	2.0	1.9	0.1	0.2
Not in central Cities suburbs)	7.8	7.1	0.3	0.4	1.6	1.3	0.1	0.1
Outside MAs.....	10.5	9.5	0.5	0.8	2.1	2.1	0.1	0.2
Northeast.....	5.4	5.3	0.4	0.5	1.2	1.2	0.1	0.2
Midwest.....	10.3	8.7	0.5	0.7	1.7	1.3	0.1	0.2
South.....	11.5	10.8	0.4	0.5	2.2	2.2	0.1	0.2
West.....	6.6	5.3	0.3	0.5	1.7	1.4	0.1	0.2

There were an estimated 122.0 million housing units in the United States in the fourth quarter 2001. Approximately 107.6 million housing units were occupied, 73.2 million by owners and 34.4 million by renters. While the number of owner-occupied units increased, the number of renter-occupied units did not change significantly from that reported one year ago. Of the 14.3 million vacant housing units, 10.9 million were for year-round use. Approximately 3.3 million of the year-round vacant units were for-rent, 1.4 million were for-sale-only, and the remaining 6.2 million were vacant for a variety of reasons.

**Table 3. Estimates of the Total Housing Inventory for the United States:
Fourth Quarter 2001 and 2000**
(Estimates are in thousands and may not add to total, due to rounding)

Type	Fourth Quarter 2001	Fourth Quarter 2000	Standard error on 2001 Estimate	Standard error on difference	Percent of total (2001)
All housing units.....	121,963	120,144	231	328	100
Occupied.....	107,633	106,493	243	344	88
Owner.....	73,215	71,906	245	345	60
Renter.....	34,418	34,587	196	278	28
Vacant.....	14,330	13,651	135	189	12
Year-round.....	10,912	10,201	119	166	9
For rent.....	3,336	2,970	67	93	3
For sale only.....	1,353	1,188	43	59	1
Other.....	6,223	6,043	91	128	5
Seasonal.....	3,418	3,450	68	97	3

The fourth quarter 2001 homeownership rate, 68.0 percent, was higher than 67.5 percent last year, but not significantly different from 68.1 percent last quarter.

Table 4. **Homeownership Rates for the United States: 1980 to 2001**
(in percent)

Year	Homeownership Rates ¹			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
				↓
2001.....	67.5	67.7	68.1	68.0
2000.....	67.1	67.2	67.7	67.5
1999.....	66.7	66.6	67.0	66.9
1998.....	65.9	66.0	66.8	66.4
1997.....	65.4	65.7	66.0	65.7
1996.....	65.1	65.4	65.6	65.4
1995.....	64.2	64.7	65.0	65.1
1994.....	63.8	63.8	64.1	64.2
1993 ^r	63.7	63.9	64.2	64.2
1993.....	64.2	64.4	64.7	64.6
1992.....	64.0	63.9	64.3	64.4
1991.....	63.9	63.9	64.2	64.2
1990.....	64.0	63.7	64.0	64.1
1989 ^r	63.9	63.8	64.1	63.8
1989.....	63.9	63.9	64.0	63.8
1988.....	63.7	63.7	64.0	63.8
1987.....	63.8	63.8	64.2	64.1
1986.....	63.6	63.8	63.8	63.9
1985.....	64.1	64.1	63.9	63.5
1984.....	64.6	64.6	64.6	64.1
1983.....	64.7	64.7	64.8	64.4
1982.....	64.8	64.9	64.9	64.5
1981.....	65.6	65.3	65.6	65.2
1980.....	65.5	65.5	65.8	65.5

¹Standard errors for quarterly homeownership rates for the United States generally are 0.2 percent.

^rRevised.

Table 4SA shows the seasonally adjusted homeownership rates for the United States from 1980 to the present. (Research has shown that seasonality for homeownership rates is present.) The seasonally adjusted homeownership rate, 68.0 percent, for the fourth quarter 2001, was higher than 67.5 percent last year, but was not different from 67.9 percent last quarter.

Table 4SA. **Homeownership Rates for the United States: 1980 to 2001**
Seasonally Adjusted (in percent)

Year	Homeownership Rates ² (Seasonally Adjusted)			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
2001.....	67.6	67.8	67.9	68.0
2000.....	67.2	67.3	67.5	^r 67.5
1999.....	66.8	66.7	66.8	67.0
1998.....	66.0	66.1	66.6	66.5
1997.....	65.5	65.8	65.8	65.7
1996.....	65.2	65.4	65.4	65.4
1995.....	64.4	64.8	64.8	65.1
1994.....	64.0	63.9	63.9	64.1
1993 ^r	63.8	64.0	64.0	64.1
1993.....	(NA)	(NA)	(NA)	(NA)
1992.....	64.1	64.0	64.1	64.3
1991.....	64.0	64.1	64.0	64.1
1990.....	64.1	63.9	63.8	64.0
1989 ^r	64.0	63.9	63.9	63.7
1989.....	(NA)	(NA)	(NA)	(NA)
1988.....	63.8	63.8	63.9	63.8
1987.....	63.9	63.9	64.1	64.1
1986.....	63.7	63.8	63.7	63.9
1985.....	64.1	64.1	63.8	63.6
1984.....	64.6	64.6	64.5	64.2
1983.....	64.7	64.7	64.6	64.5
1982.....	64.8	64.9	64.7	64.6
1981.....	65.6	65.4	65.4	65.3
1980.....	65.5	65.6	65.6	65.6

²Standard errors for quarterly homeownership rates for the United States generally are 0.2 percent.

(NA) Not Applicable, only the revised series for 1989 and 1993 were used in calculating the seasonality adjustment.

^rRevised.

During the fourth quarter 2001, the homeownership rate was highest in the Midwest, 73.5 percent, and lowest in the West, 62.3 percent. None of the homeownership rates by region changed significantly from the respective rates last year or last quarter.

**Table 5. Homeownership Rates for the United States and Regions:
1997 to 2001 (in percent)**

	Homeownership Rates ³				
Year/Quarter	United States	Northeast	Midwest	South	West
2001					
Fourth Quarter.....	68.0	64.0	73.5	70.1	62.3
Third Quarter.....	68.1	64.1	72.9	70.1	63.1
Second Quarter.....	67.7	63.2	72.7	69.7	62.9
First Quarter.....	67.5	63.6	73.2	69.3	62.0
2000					
Fourth Quarter.....	67.5	63.2	73.1	69.8	61.6
Third Quarter.....	67.7	63.9	72.9	69.7	62.2
Second Quarter.....	67.2	63.4	72.2	69.2	61.9
First Quarter.....	67.1	63.3	72.2	69.5	61.3
1999					
Fourth Quarter.....	66.9	63.2	72.5	69.1	60.6
Third Quarter.....	67.0	63.6	72.1	69.3	60.8
Second Quarter.....	66.6	62.8	71.2	68.9	61.3
First Quarter.....	66.7	62.7	71.2	69.2	61.0
1998					
Fourth Quarter.....	66.4	62.0	71.5	69.0	60.4
Third Quarter.....	66.8	63.4	71.7	68.8	61.1
Second Quarter.....	66.0	62.7	70.3	68.4	60.3
First Quarter.....	65.9	62.4	70.6	68.2	60.1
1997					
Fourth Quarter.....	65.7	62.7	70.4	67.8	59.8
Third Quarter.....	66.0	63.0	70.7	68.2	59.8
Second Quarter.....	65.7	62.4	70.3	68.1	59.9
First Quarter.....	65.4	61.6	70.6	67.8	59.0

³Standard errors for quarterly homeownership rates by region generally are 0.5 percent.

The homeownership rates by age of householder ranged from 42.2 percent for Under 35 years old, to 81.4 percent for the 55 to 64 years age group for the fourth quarter 2001. The homeownership rate for fourth quarter 2001 for householders under 35 years and for householders 55 to 64 years old increased from one year ago, while the rates for all other age groups did not change significantly during the same period.

Table 6. Homeownership Rates by Age of Householder: 1997 to 2001 (in percent)

Year/Quarter	Homeownership Rates ⁴					
	United States	Under 35 years	35 to 44 years	45 to 54 years	55 to 64 years	65 years and over
2001						
Fourth Quarter.....	68.0	42.2	68.2	76.2	81.4	80.7
Third Quarter.....	68.1	41.6	68.6	77.1	81.6	80.3
Second Quarter....	67.7	40.8	68.1	77.2	81.5	79.7
First Quarter.....	67.5	40.4	68.1	76.5	80.8	80.7
2000						
Fourth Quarter.....	67.5	41.2	68.3	76.4	80.2	80.4
Third Quarter.....	67.7	41.1	68.4	76.8	80.1	80.7
Second Quarter....	67.2	40.2	67.5	76.7	80.3	80.3
First Quarter.....	67.1	40.5	67.3	76.0	80.8	80.1
1999						
Fourth Quarter.....	66.9	40.3	67.9	75.2	81.3	79.6
Third Quarter.....	67.0	40.1	67.4	76.3	80.7	80.8
Second Quarter....	66.6	39.1	66.5	76.4	80.8	80.4
First Quarter.....	66.7	39.4	67.0	76.2	81.1	79.8
1998						
Fourth Quarter....	66.4	39.6	67.6	74.9	81.7	79.2
Third Quarter.....	66.8	39.5	67.8	76.3	81.1	79.7
Second Quarter....	66.0	39.3	66.2	75.5	80.4	79.2
First Quarter.....	65.9	39.0	65.9	75.9	80.3	79.1
1997						
Fourth Quarter.....	65.7	38.7	65.9	75.7	80.3	79.1
Third Quarter.....	66.0	38.9	66.5	76.3	80.1	79.2
Second Quarter....	65.7	38.6	66.3	75.6	80.3	79.1
First Quarter.....	65.4	38.6	65.5	75.5	79.6	79.2

⁴Standard errors for quarterly homeownership rates by age of householder generally are 0.4 percent.

The rates for racial and ethnic homeownership for the fourth quarter 2001 ranged from 74.4 percent for White non-Hispanic householders to 48.1 percent for Black householders. The rates for White and White non-Hispanic householders were higher than those reported last year. The rates for other racial categories remained statistically unchanged during the same time period.

Table 7. Homeownership Rates by Race and Ethnicity of Householder: 1997 to 2001 (in percent)

Year/Quarter	Homeownership Rates ⁵					
	U.S. Total	White, total	White, Non-Hispanic	Black, total	Other Race, total	Hispanic ⁶ , total
2001						
Fourth Quarter.....	68.0	71.8	74.4	48.1	53.2	48.8
Third Quarter.....	68.1	71.9	74.6	47.5	54.4	48.1
Second Quarter.....	67.7	71.3	74.1	47.9	55.2	46.1
First Quarter.....	67.5	71.3	74.0	47.5	53.9	46.1
2000						
Fourth Quarter.....	67.5	71.2	73.9	47.8	52.4	47.5
Third Quarter.....	67.7	71.5	74.3	46.8	53.9	46.7
Second Quarter.....	67.2	70.9	73.7	46.7	54.4	45.4
First Quarter.....	67.1	70.7	73.4	47.4	53.6	45.7
1999						
Fourth Quarter.....	66.9	70.5	73.3	46.8	54.3	45.5
Third Quarter.....	67.0	70.7	73.5	46.6	54.5	45.5
Second Quarter.....	66.6	70.4	73.2	45.3	53.2	44.9
First Quarter.....	66.7	70.3	72.8	46.3	52.8	46.2
1998						
Fourth Quarter.....	66.4	70.1	72.6	45.9	52.7	45.7
Third Quarter.....	66.8	70.4	73.1	46.6	53.6	44.9
Second Quarter.....	66.0	69.7	72.5	44.7	53.5	43.9
First Quarter.....	65.9	69.6	72.1	45.2	52.3	44.4
1997						
Fourth Quarter.....	65.7	69.3	71.9	45.1	52.5	44.0
Third Quarter.....	66.0	69.5	72.3	45.3	53.1	43.0
Second Quarter.....	65.7	69.4	72.1	44.4	52.7	43.3
First Quarter.....	65.4	69.0	71.6	44.5	51.8	42.6

⁵Standard errors for quarterly homeownership rates by race and ethnicity of householder generally are 0.2 percent for White and White non-Hispanic householders, 0.5 percent for Black householders, 1.0 percent for Other Race householders, and 0.7 percent for Hispanic householders.

⁶Hispanics may be of any race.

The homeownership rate for households with incomes greater than or equal to the median family income increased from 81.6 percent to 82.2 percent since last year, while the rate for households with incomes less than the median family income increased from 51.8 percent to 53.0 percent, during the same time period.

Table 8. **Homeownership Rates by Family Income: 1997 to 2001** (in percent)

Homeownership Rates ⁷			
Year/Quarter	United States	Households with family income greater than or equal to the median family income ⁸	Households with family income less than the median family income
2001			
Fourth Quarter.....	68.0	82.2	53.0
Third Quarter.....	68.1	82.2	52.6
Second Quarter.....	67.7	82.0	51.7
First Quarter.....	67.5	81.7	51.6
2000			
Fourth Quarter.....	67.5	81.6	51.8
Third Quarter.....	67.7	81.7	52.2
Second Quarter.....	67.2	81.8	50.8
First Quarter.....	67.1	81.4	51.4
1999			
Fourth Quarter.....	66.9	81.6	51.2
Third Quarter.....	67.0	81.7	51.4
Second Quarter.....	66.6	81.5	50.8
First Quarter.....	66.7	81.1	51.2
1998			
Fourth Quarter.....	66.4	80.7	51.1
Third Quarter.....	66.8	81.6	51.1
Second Quarter.....	66.0	80.7	50.0
First Quarter.....	65.9	80.7	50.2
1997			
Fourth Quarter.....	65.7	80.5	50.0
Third Quarter.....	66.0	80.9	50.2
Second Quarter.....	65.7	80.8	50.0
First Quarter.....	65.4	79.7	49.9

⁷Standard errors for quarterly homeownership rates by family income generally are 0.3 percent.

⁸Based on families or primary individuals reporting income.

Note: This press release along with more detailed data are available on the Internet. Our Internet address is:
www.census.gov/hhes/www/hvs.html

The estimates in this release are based on a sample survey and therefore are subject to both sampling and non-sampling error. Sampling error is a result of not surveying the entire population. Non-sampling error occurs because accurate information cannot always be obtained. The standard errors provided in the tables are primarily measures of sampling error.

Standard errors are used to: 1) measure the accuracy of the survey estimates, and 2) draw inferences from the survey data. For example, the standard error on the estimated rental vacancy rate of 8.8 percent is 0.2 percentage points. Consequently, the 90-percent confidence interval as shown by these data is from 8.5 percent to 9.1 percent; i.e., the interval $8.8 \pm (1.6 \times 0.2)$ percentage points. Thus, one can say with about 90-percent confidence that the average rental vacancy rate derived from all possible samples is included in this confidence interval. Statements about differences are made only when the 90-percent confidence interval on the estimated difference does not include zero.